

HOUSE IT GOING?

The Latest Phoenix Housing Department News

SPRING 2022

Housing's Mission:

PROVIDING QUALITY AFFORDABLE HOUSING AND A PATHWAY TO SELF-SUFFICIENCY

City of Phoenix Housing Department programs provide public housing, Section 8 housing vouchers, affordable rental apartments and single-family homes to more than 35,000 area residents. This includes partnering with non-profit and for-profit community organizations on the preservation and development of affordable housing units.

Our partnerships have led to sustainable and affordable rental housing and homeownership opportunities. The enthusiasm and dedication of our Housing Department staff and Executive team make it all possible. Our goal is to provide Phoenix residents with quality housing options.

PHOENIX IS ON A MISSION TO PRESERVE AND CREATE MORE AFFORDABLE HOUSING!

Graphic rendering



SOLUNA APARTMENTS

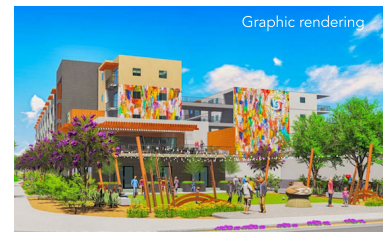
Construction on Soluna, the Housing Department's first multifamily project as part of the Choice Neighborhoods \$30 million Implementation Grant, has been completed. Soluna is comprised of two phases located at 950 N. 19th St., within the Edison-Eastlake Community (EEC). The mixed-income community includes 177 units ranging from one- to five-bedrooms with 80 percent of the units being affordable and 20 percent available at market rate. Soluna includes an art plaza, three community rooms, a teen room, business center, fitness center, playground, and tot lot. Developed in partnership with Gorman and Company, Soluna was funded by Low Income Housing Tax Credit equity (LIHTC), private mortgage, Choice Neighborhoods funds and other sources of gap funding. Funding partners include the Arizona Department of Housing (ADOH), Phoenix Community Development & Investment Corporation (PCDIC) and the U.S. Department of Housing and Urban Development (HUD).

THE MORELAND

Demolition of the City-owned vacant Deck Park Vista apartment community located at 1125 N. 3rd Street has been completed, making way for redevelopment of the site.

In partnership with Native American Connections, Housing Department will redevelop over the course of two phases, the former 56-unit senior multi-family housing community into The Moreland, a 237-unit affordable housing community that will serve low-income households. The Moreland will incorporate green building techniques, pedestrian friendly design, community amenities, ample green space and parking. The Moreland will bring much needed affordable housing units to downtown Phoenix. Funding partners include ADOH, PCDIC and HUD.

Graphic rendering



HARMONY AT THE PARK

Harmony at the Park (HATP) is the second phase of the City's Choice Neighborhoods



Graphic rendering

Implementation Grant. Currently under construction, HATP will consist of 120 mixed-income apartments with bedroom sizes ranging from 1-5 bedrooms. HATP includes a private pool, community room, fitness room, leasing office and a playground. Developed in partnership with Gorman and Company, HATP was funded with LIHTC equity, private mortgage, Choice Neighborhoods funds and deferred developer fees. Funding partners include the ADOH and HUD.

HOUSE IT GOING?

LANDLORD INCENTIVE PROGRAM

In February 2022, the Phoenix City Council approved an increase to the Housing Department's Landlord Incentive Program payment amount from \$500 to \$2,000 per incentive for landlords who lease to tenants in the Housing Choice Voucher (HCV) Program. Once the unit is rented and the HAP contract is fully executed, landlords will receive the bonus payment in the next round of HAP payments.

Interested landlords can view program flyers and learn more:

- Visit - www.phoenix.gov/housing
- Email - section8landlord@phoenix.gov
- Call - 602-534-1974



LANDLORD OUTREACH

On March 29, approximately 100 attendees participated in the Housing Department's Landlord Open House drop-in-style event held at Steele

Indian School Park. This event provided targeted outreach to Phoenix property owners about the benefits of the Section 8 Housing Choice Voucher (HCV) Program.

Participants had the opportunity to speak directly with staff, understand the process of being a participating landlord in the HCV program, and learn more about the Landlord Incentive Program's recent \$2,000 incentive payment increase. The event received onsite media coverage from both English and Spanish local broadcast stations, further expanding the event's reach.



HOUSING PHOENIX PLAN

TOTAL UNITS CREATED OR PRESERVED*

Affordable 2,646
Workforce 2,137
Market..... 15,747

20,530
Total To Date

Housing Department continues to make progress in implementing the Housing Phoenix Plan, which establishes a goal of creating or preserving 50,000 homes by 2030 to address the housing shortage in Phoenix.

Recent progress on the nine policy initiatives outlined in the Housing Phoenix Plan include:

- City Council approval for expanding the Walkable Urban (WU) Code to all Transit Oriented Communities in Phoenix. This expansion increases the options that housing developers have when rezoning, which may include density bonuses and a reduction in setbacks and parking requirements.
- In partnership with the Neighborhood Services Department, a pilot off-site infrastructure program is nearing its launch. Funded by CDBG dollars, this program will allow affordable housing developers to apply for funding to help offset unanticipated off-site infrastructure costs that would otherwise make the affordable housing unfeasible.

View the latest Housing Phoenix Plan quarterly report at www.phoenix.gov/housing



CITY OF PHOENIX BECOMES A FINALIST FOR ALL-AMERICA CITY AWARD

The City of Phoenix made learning a priority during the COVID-19 pandemic. That critical decision-making is the reason the National Civic League and the Campaign for Grade-Level Reading has named the City of Phoenix a finalist for the 2022 All-America City Award. This year's theme is "Housing as a Platform to Promote Early School Success and Equitable Learning Recovery."

The City's dedication to improving digital equity and transforming non-school places and spaces into learning-rich environments secured Phoenix a spot on the coveted finalist list.

The winners of the 2022 All-America City Award will be announced during a virtual event July 18-22, in conjunction with Grade Level Reading week.

Phoenix has been honored with the All-America City designation five times: 1950, 1958, 1980, 1989 and 2009.





SENIOR RESIDENTS SHOW GRATITUDE TO HOUSING STAFF

We are so grateful for the good things our senior residents have to say about our Housing Department staff. Here are just a few thank you notes we have received from senior residents.

Our goal is to provide Phoenix residents with quality housing options. If you are interested in becoming a resident of a senior housing site, please visit the links below for more information and to download housing applications.

GENERAL INFORMATION

FILLMORE GARDENS

MARYVALE PARKWAY TERRACE

SUNNYSLOPE MANOR

"I love my new home. I wanted the third floor up in the trees, plus I get to keep my sanity with my tiny dog family all together."

"Lydia I am full of gratitude, so if ever you ever need anything I'm here for you. Our government is lucky to have you represent them."

"I want to thank you from the bottom of my heart for your help."

"I appreciate the opportunity to live at Maryvale Parkway Terrace but for over a year I have lived at Fillmore Gardens and just love it here. I have made so many nice friends and do not wish to move. I want to thank you and the City of Phoenix for what you have done to provide affordable housing for Seniors. Before I moved to Fillmore Gardens I rented a room for \$400 per month and only had access to my room and the bathroom. My apartment at Fillmore Garden has given me a new outlook on life. Can you please pass along to Cristine Munoz and the staff here at Fillmore Gardens how much I appreciate them?"



Homeowner Assistance Fund (HAF)

Keeping Arizona families in their homes

The Homeowner Assistance Fund (HAF) is a federally-funded foreclosure-prevention program that provides assistance for low-income Arizona homeowners experiencing financial hardship due to COVID-19. If you are in danger of losing your home, the HAF program can prevent that from happening.

What does HAF pay for?

- ✓ Mortgage payments
- ✓ Utility payments
- ✓ Internet services
- ✓ Property insurance and taxes
- ✓ HOA fees

BEHIND ON ANY OF THESE PAYMENTS?

HAF PAYS SERVICER DIRECTLY TO BRING YOU CURRENT

Who is Eligible?

Homeowners who meet all the following criteria are eligible:

- ✓ Income equal to or less than 150% of Area Median Income (AMI)
 - Based on family size and location (application will confirm income eligibility)
- ✓ If you experienced financial hardship due to COVID-19 after January 21, 2020 such as:
 - Job loss
 - Reduction in income
 - Increased costs due to healthcare
 - The need to care for a family member
- ✓ If you are applying for your primary residence that is located in Arizona

INCOME AT OR BELOW 150% OF AMI



FINANCIAL HARDSHIP DUE TO COVID 19



PRIMARY RESIDENCE

How to apply for HAF

To see if you qualify:

- Call 1-833-931-3600
- Visit haf.azhousing.gov
- or Scan the QR code below





WHAT'S HAPPENING AROUND OUR SITES?



KEEPING OUR COMMUNITIES CONNECTED



Contact the Housing Department

MAIN OFFICE

251 W Washington St., Phoenix, AZ 85003
602-262-6794

SECTION 8 HCV

830 E Jefferson St., Phoenix, AZ 85034
602-534-1974

FAMILY SELF-SUFFICIENCY (FSS)

810 S 7th Avenue #16, Phoenix, AZ 85007
602-495-0781

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

251 W Washington St., Phoenix, AZ 85003
602-262-6794

Our Customer Service Commitment

Customer service is important to us. Our goal is to always serve our customers in a courteous and professional manner. Participants of our programs who have not received exceptional customer service may complete a form to let us know. Download the Grievance/Complaint Form

The City of Phoenix Housing Department does not discriminate on the basis of race, color, national origin, religion, sex, disability or familial status in admission or access to its programs. If you need to request a reasonable accommodation or free language translation services, please call 602-262-6794.

For TTY or other such accommodations please use 7-1-1 Friendly.

